

**S-23-2008**  
**Quartzdyne Minor Subdivision**  
**4350 West 2400 South**  
**M Zone**  
**2 Lots**  
**86 Acres**

**BACKGROUND:**

Greg Haehl, representing the Argent Group, is requesting preliminary and final plat approval for the Quartzdyne Minor Subdivision. The subject property is presently vacant and is located in the manufacturing zone.

**ISSUES:**

The proposed subdivision is being requested in order to divide the existing property as well as to dedicate a portion of Links Drive. Although the subdivision comprises 2 lots, lot 2 will eventually be amended as additional development occurs within the subdivision. Another purpose of the subdivision will be to provide dedication of a new City street on the east side of lot 1.

Access will be gained by the 2100 South frontage road and from Links Drive. The developer will be dedicating additional right-of-way on the east side of lot 1. The cross section to be used here as well as future rights-of-way will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone.

The dedication of Links Drive is critical for the pending development of Quartzdyne. Links Drive has been in use for many years providing access to the Stonebridge Clubhouse. In order for this road to be public, Zion's Securities has provided a deed to the City for the existing right-of-way. The City in turn will sign the plat making the dedication official.

In order to expedite the construction of the Quartzdyne building, a permitted use application has been submitted. Although permitted uses are not reviewed by the Planning Commission, staff has asked that the developer be prepared to review the proposed site during the meeting. This will give the Planning Commission a sense of what the overall development will entail. An overall conditional use application will be reviewed by the Planning Commission as development of this property moves forward.

Staff and agency comments will be more thoroughly addressed as part of the permitted use process and future conditional use process. The subdivision plat will contain easements dedication of right-of-way and other information applicable to the division of property.

**STAFF ALTERNATIVES:**

1. Approve the Quartzdyne Minor Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

**Applicant:**

Greg Hael  
10301 S. Riverfront Parkway  
South Jordan, UT 84043

**Discussion:** Steve Lehman presented the application. Commissioner Matheson questioned whether the road that proceeds north from Links Drive will be improved at this time. Mr. Lehman explained that a small portion will be improved but the extension will happen later. Commissioner Matheson questioned the dimensions of the right of way. Mr. Lehman explained the right of way in a manufacturing zone is normally 66 feet.

Chairman Woodruff asked what the proposed business manufactures . The applicant, Greg Hael, replied that they construct high tech devices that include high pressure chips and transducer's. Mr. Hael explained that pressure transducer's are used by oil companies to determine temperature and pressure feedback that is sent to the surface. Commissioner Matheson questioned whether the applicant has had any discussion with the neighbor to the east. Mr. Hael replied that they are working with this company and are discussing the possibility of buying the property. Commissioner Matheson asked if the land would remain as it is to the north. Mr. Hael stated that he would like to see it incorporated into this development but isn't sure yet. Commissioner Jones asked if there is a children's center near the property. Mr. Lehman replied that there is a children's center west of the lot.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Conder moved for approval subject to the resolution of staff and agency comments

Commissioner Davis seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous - S-23-2008– Approved**